



107 Millburn Avenue, Clydebank, G81 1ER

Offers over £164,995



Elevate Property Services are delighted to present this splendid two bedroom end-terrace home to market. Situated within a highly sought-after Clydebank area, this attractive property offers comfortable accommodation throughout and is sure to appeal to a wide range of purchasers. Early viewing is therefore highly recommended for all interested parties.



Further Information

To the front of the property, a private driveway provides convenient off-street parking. Entry is via a welcoming entrance vestibule, leading directly into the lounge.

Beautifully presented, the lounge enjoys a large front-facing window, creating a bright and inviting space to relax. Access to the modern fitted kitchen is available directly from the lounge. The kitchen offers an excellent range of wall and base units, complemented by generous worktop space, making it an ideal space for everyday use. Integrated appliances include a gas hob, oven and extractor hood, while additional space is available for freestanding appliances.

Situated just off the kitchen is a welcoming and versatile sunroom, providing an additional reception area overlooking the rear garden. French doors open directly into the garden, making this an ideal space for relaxing, dining or entertaining throughout the year.

On the upper level, the property offers two versatile bedrooms, one benefitting from excellent fitted storage. Additional storage is available within the attic space. Completing the accommodation is a well-appointed, fully tiled shower room comprising a shower enclosure, vanity unit with wash hand basin, and W.C.

Externally, the fully enclosed rear garden has been designed for low-maintenance living, featuring a combination of patio, artificial lawn and grassed areas. Ideal for family living, the garden provides an excellent space for outdoor dining, entertaining and relaxing during the warmer months. A fantastic garden bar creates the perfect setting for entertaining family and friends, while a garden shed provides additional outdoor storage.

For those that enjoy shopping, this property is located within a short distance of the new Renfrew Bridge which provides an easy commute over to Braehead Shopping Centre or to the M8 motorway for shopping further afield. The Clydeside Expressway, Clyde Tunnel and main bus routes are also within easy reach. A host of other amenities and services are also nearby, including a local health centre, leisure centre and West College Scotland (Clydebank Campus) making this location a popular choice for many purchasers.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

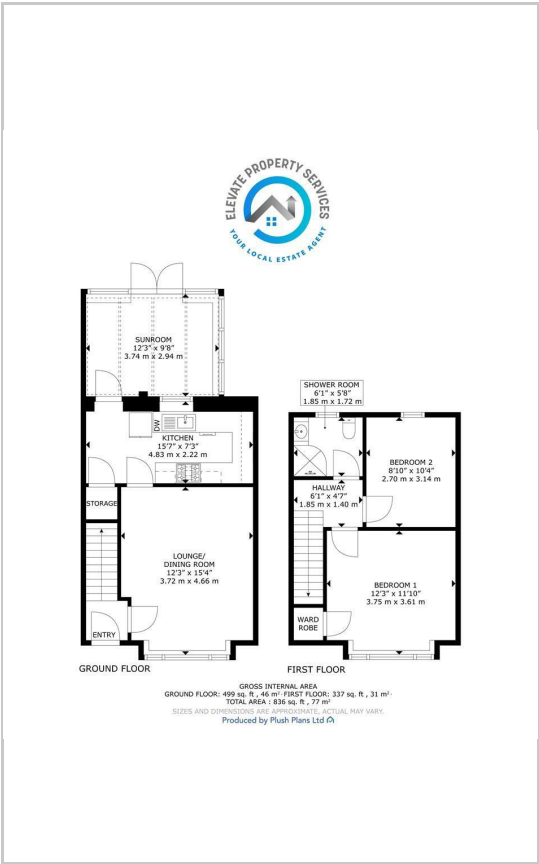
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

